

REAL ESTATE FOR SALE—Westchester Co. REAL ESTATE FOR SALE—Westchester Co.

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LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

PARK HILL

This is a good time to see PARK HILL. There are several new houses open for inspection, and five now building for occupancy May first. The prices range from \$11,000 to \$17,000. We will arrange the terms of purchase to fit each individual case, on the basis of what you now pay annually for apartment rental. In the past four years over one hundred former tenants of New York apartments have purchased homes at PARK HILL.

Go to PARK HILL to-day—take Elevated to 155th Street, and then, from same platform, uptown Putnam train direct to PARK HILL. Or Broadway Subway to 242d Street and then Broadway trolley—All-night service

We will send you photographs and plans

American Real Estate Company

Room No. 553 327 FIFTH AVENUE

You are YOU and the World is wide.

But in all the wide world it is difficult to secure such splendid advantages in a HOME as are now available to you at beautiful

Phillipe Manor ON-THE-HUDSON

Here are some of the advantages: 1. A type of architecture in a Home just to your liking.

2. A home of honest construction and comfortable appointments. 3. SOLID IMPROVEMENTS in sewers, stone streets, granolithic sidewalks, landscaping and water, gas and electric equipment.

4. BEAUTIFUL SANDY BEACHES. Yacht Club, Anchorage, Tennis Courts, Golf Course, etc., practically at your door.

5. FINE SOCIAL ATMOSPHERE, public and private schools for girls and boys, churches, libraries, markets and stores.

6. ONE MILE OF VIRGIN WATERFRONT on the historic Tappan Zee—3 1/2 miles wide—the widest part of the Hudson River, and only available waterfront between New York and Peckskill.

7. ONLY 25 MILES FROM THE HEART OF NEW YORK, making a short delightful ride by automobile, electric train or power boat.

8. Railroad Station as well as Bathing Beaches, Yacht Club, etc., right at the Manor.

And still there are very many other advantages—such as superb landscapes, a magnificent panorama of the Hudson River and the foot hills of the Catskills. LOW PRICES and PLEASANT TERMS for Home Seekers.

But you should visit Phillipe Manor to appreciate that what we say of this Incomparable Community is not only true but conservative.

ILLUSTRATED BOOKLET ON REQUEST BRAMWELL DAVIS, Sales Manager Telephone Murray Hill 450.

Phillipe Manor Company 331 Madison Avenue, New York



Prices Lowest Quality Best Houses or Plots on Water Front at Beautiful

Brightwaters

BAYSHORE, L. I.

Community Rapidly Growing Most Active Building Development on Long Island

Confirm this by visiting property as our guest

Pictorial Album No. 4 of Brightwaters, its Bungalows and Cottages, mailed free upon request.

T. B. ACKERSON CO. "Developers of Choice Properties and Builders of Homes of Merit" New York Offices 1 W. 34th St.

Price \$6,000. Easy Terms.



Delightful Country Home

A REAL BARGAIN. CANNOT BE DUPLICATED AT PRICE. IDEAL ALL-YEAR-ROUND HOUSE. ONE-HALF ACRE SHADED GROUND. OVERLOOKING

Two Picturesque Mountain Lakes

ACTUAL LAKE RIGHTS

All sorts of Winter and Summer Sports.

750 feet elevation. Air dry, pure and clear. Healthiest and most desirable spot to live in near New York City.

ESTABLISHED COMMUNITY OF CONGENIAL PEOPLE

House has huge living room, dining room, butler's pantry and kitchen on first floor; four sleeping rooms, two baths and closets on second floor; two sleeping rooms, closets and large trunk room on third floor. Hardwood trim throughout, parquet floors, open fireplace, fitted with first-class steam heating plant and all modern conveniences.

FOR 5 MINUTES' WALK FROM STATION, 45 MINUTES ON TRAIN. CHURCHES, SCHOOLS, BANKS AND STORES CONVENIENTLY NEAR.

Photo and Plan on Application.

GEORGE R. PEARE

170 Broadway, New York Telephone 1521 Cortlandt.

CONNECTICUT REAL ESTATE. CONNECTICUT REAL ESTATE.

Shippan Point on the Sound Stamford, Conn.



Beach on Southwestern Shore of Shippan SHORE FRONT and UPLAND PROPERTY

The ideal all-year Suburban Home location, with every known attraction appealing to country life, with city conveniences.

Restricted Residence Colony With Many Handsome Homes

Fifty minutes commutation from New York; Stamford water, gas, electricity, etc.; perfect sewer system; fine sand beach; no mud; Stamford Yacht Club; Lov & Heywood School for Girls; Manor School for Boys, etc.

For full particulars, prices, views, etc., apply to

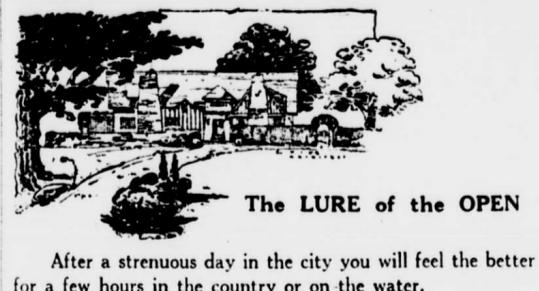
KENNETH IVES & CO., 7 EAST 42D STREET Telephone—Murray Hill 6037

GEDNEY FARM

Why not locate your country home in a convenient and beautiful section of Westchester County, where conditions are ideal, the year around? You may secure a plot \$12,500 with a block of the Gedney Farm Hotel, one of the largest and finest country hotels in the United States, and also within the same distance of the Tappan Zee, a country club, with its 18 hole golf course.

The property was formerly the famous estate of Mr. Rowland T. Gedney, and is located midway between the Hudson River and Long Island Sound, and is reached by the N. Y. Westchester & Boston, and the Harlem Division of the N. Y. Central & Hudson River R.R. Write for Booklet 3.

GEDNEY FARM CO. 527 Fifth Ave., N. Y. and White Plains, N. Y.



The LURE of the OPEN

After a strenuous day in the city you will feel the better for a few hours in the country or on the water.

Great Neck Grenwolde Long Island

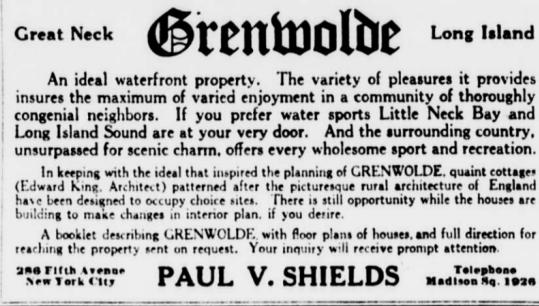
An ideal waterfront property. The variety of pleasures it provides insures the maximum of varied enjoyment in a community of thoroughly congenial neighbors. If you prefer water sports Little Neck Bay and Long Island Sound are at your very door. And the surrounding country, unsurpassed for scenic charm, offers every wholesome sport and recreation.

In keeping with the ideal that inspired the planning of GRENWOLDE, quaint cottages (Edward King, Architect) patterned after the picturesque rural architecture of England have been designed to occupy choice sites. There is still opportunity while the houses are building to make changes in interior plan, if you desire.

A booklet describing GRENWOLDE, with floor plans of houses, and full direction for reaching the property sent on request. Your inquiry will receive prompt attention.

280 Fifth Avenue Telephone Madison Sq. 1926
New York City PAUL V. SHIELDS

SALTAIRE



This is a photo of one of the boardwalks, with its many attractive, comfortable and inexpensive bungalows at this famous "On-the-Sea-Colony" on Fire Island Beach.

What Are Your Plans for the Coming Summer?

IS THE TIME to prepare. It costs you nothing to investigate. Words cannot describe the pleasure to be had at SALTAIRE. Let us introduce you to any one of those who enjoyed the happy attractions last Summer. Let their enthusiasm speak for itself!

The past season was really the first that this new famous Summer colony was in full swing. Yet this Summer over 100 bungalows will be occupied by their owners.

SALTAIRE is within commuting distance of the city, with many improvements—water, gas, miles of boardwalks already installed. Club house, tennis courts, etc., planned for the coming Summer.

DO NOT DELAY. START YOUR BUILDING AT ONCE, so that when others are suffering from the hot days and nights you will be enjoying the cool breezes from the Atlantic Ocean on one side, with Great South Bay on the other. All salt water sports—the finest fishing, boating, bathing in the world.

BIG VALUES. LITTLE PRICES. EASY TERMS.

For further particulars, prices, booklet, etc., apply to

FIRE ISLAND BEACH DEVELOPMENT CO.

1328 BROADWAY, N. Y. Phone GREELEY 1607. 4

GENTLEMEN'S COUNTRY SEAT

BEAUTIFULLY LOCATED ON NORTH SHORE OF LONG ISLAND, OVERLOOKING IN NORTHWEST HAVEN AND LONG ISLAND SOUND.

The Eden of Long Island, 40 miles or one hour from New York City, Pennsylvania station, 25 acres, high elevation, colonial house, 14 rooms, 2 baths, hardwood floors, concrete cellars, steam heat, electric light, telephone. Large library, side veranda, beautiful lawn, fitted with finest shade trees, 200 fruit trees, artesian well, garage, water, tennis court, large chestnut grove, all fine condition, ready for immediate occupancy, within 3 minutes' walk to North Shore Post-Office, trolley station, fine stores, good high school, fine churches, population 5000, write for photos and full particulars. Brokers protected.

G. W. DUMONT, 27 Cedar St., New York.

Water Front Plots and several beautiful MODERN HOMES

At Sands Point, L. I.

Up to date in design and construction. Luxurious homes, moderate in price, and on liberal terms. One hour from business to waterside home.

WAMPAGE SHORES

Offers: Hills and water, and we cannot conceive a more ideal location than that where the rolling country-side meets the water. Every city convenience.

TO LET—House, Long Island, absolutely new house; 60 rooms; bath; electric light; parquet floors; open fireplace; thoroughly up to date; with garage; holds excellent transit; 25 minutes to heart of New York; beautiful; convenient; \$60 per month. Address 1504 12th, 27 William St., N. Y.

NEW YORK REAL ESTATE FOR SALE. BUNGALOW AT LAKE MAHOPEAC, ILL. Large plot, full water rights. Owner will sell on terms to right party. Address, WALKER, care Thompson House, Lake Mahopac, N. Y.

WATERFRONT PROPERTY. MCHESAPPAKE BAY (Md.-Va.) waterfront estate, farms, houses. GRANT FARISH, Washington, D. C.

S.Osgood Pell & Co

542 FIFTH AVE. Corner 48th Street Tel. 5410 Bryant AGENTS

FREEPORT, THE SUBURBAN CITY

Charming all the year, 45 minutes out, paved streets, also cottage on large plot. Price low, terms easy. ONSLOW MOORE COMPANY, 44 Court St., Brooklyn.

FREEPORT, THE SUBURBAN CITY

Charming all the year, 45 minutes out, paved streets, also cottage on large plot. Price low, terms easy. ONSLOW MOORE COMPANY, 44 Court St., Brooklyn.

LONG ISLAND REAL ESTATE FOR SALE.

MINEOLA

Albertson Station Full Sized Lots \$50 One-Third the Price 30 MINUTES OUT. CHEAP COMMUTATION. MANY TRAINS A DAY

50 LOTS AT THIS PRICE

Trolley cars run within 3 blocks of the property. Stare to New York in 30 minutes. We do not want them. Practically giving them away.

2 City Lots \$100 5 Cash 2 Each 50 x 100 15 Down 2 Month

10 Per Cent. Discount if you Pay All Cash.

THREE FREE EXCURSION DAYS

Next Wednesday, Next Saturday, Next Sunday

Send for Free Tickets and Lithograph Maps at

WM. H. MOFFITT REALTY COMPANY

34th St. and Madison Av., N. Y. C.

CRANFORD, N. J.

CRANFORD, N. J., the new section of the best residential town of New Jersey, offers opportunity for first class investment or home building. Property is situated 5 minutes walk from station and has all improvements. Will sell lots on easy terms or build house to suit. Call or write for booklet.

H. H. DODD & CO., Cranford, N. J.

\$250,000 WILL BUY

handsome and most complete country seat on Jersey coast. Cost twice that. Ready for occupancy. Apply for brochure. 637 Cortlandt, N. Y. City, N. Y. 156 W. 42nd St.

HOME in the hills, nine rooms and bath, three fireplaces, large porches, all improvements, \$2,950, 500 feet above sea level, eight minutes from station, one hour out. Will make easy terms to responsible people. Sacrifice. Box 119 Sun Uptown.

EXCEPTIONAL bargains in productive farms, acreage, residences, shore fronts, commuting farms, complete New Jersey, Long Island, New York, Connecticut Catalogue Free. H. A. SCHUB, Room 80, 47 West 34th St.

SUMMIT, N. J. FOR SALE—Beautiful Home, 12 rooms, frame house, situated on corner plot, 140x200, six minutes from station. Price, \$12,500. Address R. C. HENNING, West Nutley, N. J.

I WILL LET my furnished home, 13 rooms, at Hackensack, N. J., for 3 or 4 months this summer, directly opposite golf links, terms reasonable, references required. C. A. NEWKIRK, Summit, N. J., Hackensack, N. J.

COAST REAL ESTATE—Furnished cottages, river and ocean front properties, Farms. Write your wants. ARTHUR HOLTSON, Long Branch, N. J.

FOR SALE OR RENT. CRAFTSMAN SEMI-BUNGALOW situated on hill in the country overlooking New York, a home of the most artistic conception; every known improvement embodied in a fully established and refined community; a distinctive home for discriminating people at the price of a commonplace house. \$7,500, terms arranged, ready for occupancy. WEST NUTLEY REALTY COMPANY, West Nutley, N. J., 30 Vesant St., N. Y. After April 22, Woolworth Building, New York.

In Picturesque Nutley

Price \$5,500. Value \$8,500. Will sell 9 room artistic home on large corner plot with fine shade trees and double garage; fitted with all modern conveniences; large living room with open fire place; brownstone porch and shingle roof; one block from express station, 35 minutes to New York City. Write for appointment and photo. L. A. W., Box 47, S. N. Y.

Nutley Realty Company REMOVAL

Announce the removal of their New York offices from 90 Nassau Street to the Woolworth Building, 234 Broadway, Suite 1728, on April 22. Telephone 604 Barclay.

FOR RENT OF SALE in Short Hills, eleven room dwelling, three baths, electric lights, three A. B. CARRINGTON, 208 Broadway, New York.

FOR RENT. TO RENT—Three new houses, unusually attractive in design; convenient in plan with every modern appointment; located in one of New Jersey's most select residence colonies; 40 minutes from Manhattan and near several leading country clubs; rentals reasonable. Full particulars from ROCHE, CRAIG & WILLY, 165 Broadway.

BEST selection farm, cottages, apartments, all styles, prices, locations; a service. ATLANTIC REALTY CO., Humphry's Building, Atlantic City.



THIS STUCCO CEMENT BUNGALOW AT OCEAN BEACH, FIRE ISLAND. For the seashore summer home this location is ideal. Here the invigorating air is free from dust and all disease germs, and bathing, fishing and boating are unsurpassed. If you desire the best of both worlds, come to OCEAN BEACH. Lots for sale on easy terms. Fully furnished bungalows and cottages to rent. Write at once for full particulars, folders, maps, etc.

OCEAN BEACH FIRE ISLAND COMPANY, JOHN A. HUBB, Pres., 334 Fifth Ave., Tel. 1783 Madison Square.

15 Acres for \$1690

A bargain for some one. \$20 DOWN; Balance \$20 Monthly. South shore of L. I. Near depot.

CENTER MORICHES

Chicken raising. Vegetable raising. Buy it now for the future. Apply at once for the future.

W. H. MOFFITT REALTY CO.,

34th St. and Madison Av., New York City.

ONE ACRE FRONTING A TROUT STREAM

About 20 ordinary city lots, one for chicken or duck raising. People are buying on an acre. PRICE ONLY \$1000. PAYMENT OF \$100 DOWN & \$10 MONTHLY. Located 15 minutes walk to depot and bus stop. Ashbury Park, N. J. Write at once for details if you want it. Pick this up quickly. Located in hills, one hour out from south shore of Long Island.

W. H. MOFFITT REALTY CO.

34th St. & Madison Ave., N. Y. City.

SUMMER COTTAGES TO RENT. 9 ROOM BUNGALOW AND GARAGE. To Lease—The "Squirrel" on Great Lake, Wannamassa Park, N. J., for the season. Completely furnished, private dock, only ten minutes from Ashbury Park, N. J. Address, EDGAR T. SMITH, Navarre Hotel, 7th Ave. and 38th St.

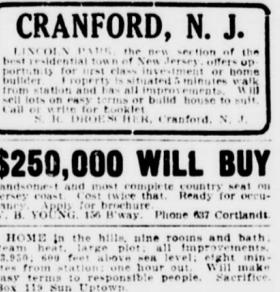
FINE COUNTRY PLACE, Coast of Maine; reasonable for season. A. A. Box 148 Sun office.

COUNTRY HOUSE TO LET—FURNISHED. SOUTHAMPTON. A large house on the lake, a good sized house on the ocean and houses in other locations to let.

J. METCALFE THOMAS

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BRANCH OFFICES



Daily :: Sunday :: Evening

ADVERTISEMENTS and subscriptions may be left at these offices, where the rates are the same as those charged at main office.

New York City—Wall Street men may leave subscriptions and advertisements at the Wall Street office, 250 Broad Street. Telephone 2300 Beekman. 1364 Broadway, near 37th Street, 288 West 125th Street.

Brooklyn—106 Livingston St., near Court Street.

Newark, N. J.—Frederick N. Somner, 810 Broad Street. Telephone 5880 Market.

Boston, Mass.—Room 28 Globe Building, Washington St.—T. P. Harrison.

Chicago, Ill.—910 Steger Building—Chas. P. Knill.

Atlantic City, N. J.—Walter E. Edge.

London, England—Dorland Special Agency, 3 Regent St.

REAL ESTATE WANTED.

WANTED—To rent or buy substantial house, modern improvements, barn or garage, two acres land, rent \$50 to \$60. Located within 50 miles New York. Harlem Road, away from water and mosquitos, in or near nice village.

Address Room 13 Hotel Woodstock NEW YORK

Farms and Orchard Lands—\$10 to \$75 an Acre.

75 Miles from New York—Free Booklet.

REAL ESTATE FOR SALE—Westchester Co.

RIVERVIEW MANOR

The Home Place of a Thousand Scenic Beauties

Every city convenience and public utility. Settled community of cultured people. Villa Plots as low as \$1,000. Homes from \$4,500 to \$30,000. To reach take N. Y. Central R. R. to Hastings-on-Hudson.

HASTINGS HOMES CO. 105 West 40th St.

NEW ENGLAND REAL ESTATE FOR SALE.

Maine.

SEASIDE HOME IN MAINE. GREEN GABLES, on hilltop, 600 feet new, near several lakes, good fishing, magnificent views, one acre in lawn and tennis court, 11 rooms, two baths, hot and cold water, sheds and large closets, telephone, electric light, universal rock fireplace, near refined neighbors, stores, etc., etc., expenses freight and supplies delivered daily; dining room, kitchen and maid's room separate, ice house is full, large, convenient garage, attractively and completely furnished, send for illustrated booklet describing it in detail, price including furniture, only \$5,000, half cash, owner leaves business in this region for sale. E. A. STROUT, owner, 429 Riverside Drive, New York City.

Massachusetts.

FOR SALE—Mid the Berkshire, High elevation, grand view. Half mile from trolley. Town, School, churches, stores, good home, barn, office, 17 fruit trees, bargain. Price \$1,500. Terms \$500.00 down, balance 25 years at 5%. Furnished bungalow, cottages and mansions for rent. Farms for sale. Catalogue free. CORNELL CO., Great Barrington, Mass.

MORTGAGE LOANS.

ATTENTION. Money to loan on Bronx property, unimproved or improved; send application; \$1,500, \$2,000, \$3,000, \$5,000, \$8,000, \$15,000. Quick answers! reasonable charges.

O'HARA BROS. 200th St. and Webster Av.

QUEENS REAL ESTATE FOR SALE.

BUSINESS MEN, ATTENTION. Beautiful home overlooking L. I. Sound, every modern improvement, highly restricted neighborhood, 3 minutes walk to station and beautiful sandy bathing beach, only 23 minutes from Herald Square; must have \$500 cash at once; balance easy terms. Address SHORE FRONT, box 38 Sun office.

“FIELDSTON”

Riverdale-on-Hudson

Provides the opportunity to purchase residential plots of home and acreable surroundings, with all improvements supplied.

COUNTRY HOMES IN NEW YORK CITY. Located in 35 minutes from 42nd Street, by automobile, by subway to Van Cortlandt, or by New York Central trains, both directions.

Booklet 32 and circular on application.

DELAFIELD ESTATE INC. 27 CEDAR STREET New York City Tel. John 23.

SCARSDALE ESTATES

THE HOMELAND IN THE HILLS

Ready for occupancy at Greenacres, Hartsdale, twenty miles from the new Grand Central Terminal; five attractive homes, each with 10 rooms, 2 baths, steam heat; prices from \$14,000 to \$19,000; one may be rented at \$85 per month; very easy terms; all houses located within few minutes walk of Scarsdale Golf and Country Club and County Tennis Club; also Greenacres Tea House, under management of Mary Elizabeth. Send for Booklet C.

SCARSDALE ESTATES White Plains, N. Y.

NEW ROCHELLE—Exceptional value, modern home, 10 rooms, bath; hot water heat; electricity; 100x100; near trolley, schools and depot; closing price \$15,000; call see Mr. J. ROWELL, 46 Lavinia; phone 1850.

Kenneth Ives & Co. Hudson River, 7 E. 42